

Prepared by:
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**Substitute Trustee's Deed
Indexing Instructions**

Lot 2, Sec A, Shadow Oaks Subdivision, Sec 32, T1S, R8W, Plat Book 58 at Page 19, DeSoto County, MS.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Wells Fargo Bank, N.A.
8480 Stage Coach Circle
Frederick, MD 21701
800-662-3806

WHEREAS, on the 29th day of May, 2003, and acknowledged on the 29th day of May, 2003, Randy P. Perkins and Tina M. Perkins, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1730 at Page 707; and

WHEREAS, on 9th day of August, 2010, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, N.A., by instrument recorded in the office of the aforesaid Chancery Clerk in DKT Book 3198 at Page 81; and

WHEREAS, on the 9th day of August, 2010 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DKT Book 3198 at Page 82; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated October 29th, 2010 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 30th day of November, 2010, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 30th day of November, 2010, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 2, Section "A", Shadow Oaks Subdivision, located in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 58, Pages 19-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, N.A. was the highest bidder and best bidder, therefore, for the sum of \$114,273.57 and the same was then and there struck off to Wells Fargo Bank, N.A. and it was declared the purchaser thereof; and

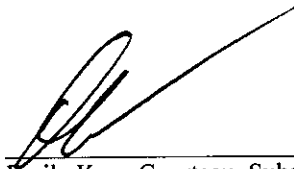
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$114,273.57 do hereby convey the above-described property to Wells Fargo Bank, N.A.

I convey only such title as is vested in me as Substitute Trustee.

DMM/F06-1747

WITNESS MY SIGNATURE, this the 3rd day of December, 2010.

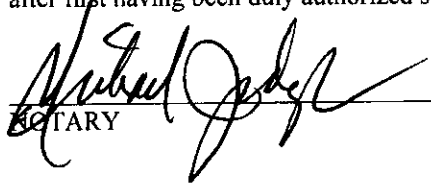


Emily Kaye Courteau, Substitute Trustee

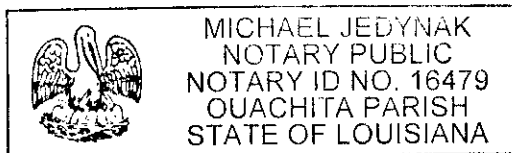
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 3rd day of December, 2010, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.


NOTARY

AT DEATH
MY COMMISSION EXPIRES



F06-1747

DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee Notice of Sale

State of Mississippi
County of DeSoto

WHEREAS, on the 28th day of Aug. 2010, and as shown on the 28th day of May, 2003, Randy P. Perkins and Tina M. Perkins, executed and delivered a certain Deed of Trust unto Arnold Wales, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1730 at Page 707; and

WHEREAS, on 9th day of August, 2010, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, N.A., by instrument recorded in the office of the aforesaid Chancery Clerk in DKT Book 3198 at Page 81; and

WHEREAS, on the 9th day of August, 2010 the holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DKT Book 3198 at Page 82; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned to do so, on the 28th day of November, 2010, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door of Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, the property described in the said Deed of Trust, to-wit:

Volume No. 115 on the 9 day of Nov, 2010

Volume No. 115 on the 16 day of Nov, 2010

Volume No. 115 on the 23 day of Nov, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Let it be known that I, the undersigned, am a Notary Public in and for the State of Mississippi, as recorded in Plat Book 58, Pages 18-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this, the 29th day of October, 2010.

Emily Kaye Courteau

Substitute Trustee

2309 Oliver Road

Monroe, LA 71201

(318) 338-0020

DNM/P06-1747

P U B L I S H :

11.9.10/11.16.10/11.23.10

Sworn to and subscribed before me, this 23 day of Nov, 2010

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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B. 2 subsequent insertions of 702 words @ .10 \$ 70.20

C. Making proof of publication and depositing to same \$ 3.00

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